

CITY PLAN COMMISSION - 4 PM (Tuesday, March 15, 2016) Generated by Janet Duellman on Wednesday, March 16, 2016

1. OPENING OF MEETING Present: Todd Wolf, Ald. John Belanger, Jerry Jones, Mayor Vandersteen, and Marilyn Montemayor Excused: Ryan Sazama and Don Cvetan Staff: Chad Pelishek, Steve Sokolowski, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from February 23, 2016. Ald. John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.2 Conditional use permit application by Sadoff Iron and Metal Company to downsize cast iron at their facility located at 3313 N. 21 st Street. Ald. John Belanger moved, Todd Wolf seconded to approve with the following conditions: The applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, demolition, State of Wisconsin DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).

The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.

There shall be no spillover light onto adjacent properties or the streets. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets. The shear crane and barrier system used in the shearing process will be appropriately screened. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion passed unanimously.

2.3 Conditional Use and variance application by Oakbrook Corporation to construct the new Encore Apartments on the former Boston Store property located at 727 N. 8 th Street. Todd Wolf moved, Ald John Belanger seconded to approve with the following conditions: Prior to issuing a building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Submittal and approval of a proposed storm drainage plan prior to building permit issuance. Submittal and approval of a landscape plan prior to building permit issuance.

Landscape plan shall provide a legend that shows how the four (4) landscape

criteria are being met (create a legend along with the landscape plan site plan). Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.

Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.). Outdoor storage of materials, products or equipment shall be prohibited. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.

There shall be no spillover light onto adjacent properties or the streets. All areas used for parking or maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted a freestanding monument sign for the site.

Minimum setback is 12 feet with a maximum height of 8 feet. Absolutely no portion of the new building and other site improvements shall cross the property line including but not limited to balconies, decks, foundation, walls, gutters, eaves, roof, signs, landscaping, etc.). Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary). Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, etc.). Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets. All vehicles, equipment, materials, products, etc. shall temporarily be located on the parking lot property to the north per the developer s agreement. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant. Applicant will take all appropriate actions to minimize the time period that adjacent properties and streets are impacted by the Oakbrook development (utilities, streets, etc.). City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) creating the parcels as proposed.

No building permits shall be issued until such time as the applicant can show City staff that the CSM has been officially recorded by Sheboygan County and the lots have been officially created. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved apartment s site plan/property layout.

If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance and addresses all issues including but not limited to dedications, creation of new utility easements, access and parking easements, etc. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all structures including the apartment buildings, the garages, the clubhouse, etc. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance Granted: To have zero foot paving setback For locational landscaping requirements To have 81 units on 1.6 acres To have a minimum lot area of 860 sf per unit (1.6 acres) To have a roof sign on the canopy entrance to the facility Motion passed unanimously.

2.4 Site Plan Review application by Torginol, Inc. to construct a new storage tank at 4617 S. Taylor Drive. Jerry Jones moved, Todd Wolf seconded to approve with conditions: Applicant shall obtain all necessary permits for the construction of the tank as well as all necessary permits for the storage of hazardous chemicals (applicant shall be in contact with building inspection, fire department, etc.). Submittal/approval of a proposed storm drainage plan, if necessary. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. New lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourn, Ald. John Belanger seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 47 pm.